

125.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,204,800 / 1,204,800

USE VALUE: 1,204,800 / 1,204,800

ASSESSED: 1,204,800 / 1,204,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
18-20		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY JOHN A
Owner 2:	
Owner 3:	

Street 1: 98 RICHFIELD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LOMBARDI KEITH E -

Owner 2: -

Street 1: 5 OLDHAM RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 8,269 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Aluminum Exterior and 3975 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8269		Sq. Ft.	Site		0	90.	0.81	10									601,262						601,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							8269.000		598,400		5,100		601,300		1,204,800							
Total Card							0.190		598,400		5,100		601,300		1,204,800		Entered Lot Size					
Total Parcel							0.190		598,400		5,100		601,300		1,204,800		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Parcel ID		PAT ACCT.					
2020	104	FV	598,500	5100	8,269.	601,300	1,204,900	1,204,900	Year End Roll	12/18/2019								
2019	104	FV	517,000	5100	8,269.	634,700	1,156,800	1,156,800	Year End Roll	1/3/2019								
2018	104	FV	517,000	5100	8,269.	467,600	989,700	989,700	Year End Roll	12/20/2017								
2017	104	FV	484,900	5100	8,269.	447,600	937,600	937,600	Year End Roll	1/3/2017								
2016	104	FV	484,900	5100	8,269.	414,200	904,200	904,200	Year End	1/4/2016								
2015	104	FV	404,600	5100	8,269.	347,400	757,100	757,100	Year End Roll	12/11/2014								
2014	104	FV	404,600	5100	8,269.	339,400	749,100	749,100	Year End Roll	12/16/2013								
2013	104	FV	420,700	5100	8,269.	323,300	749,100	749,100		12/13/2012								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/16/2020	639	Addition	125,000	O					4/17/2020	SQ Mailed	MM	Mary M					
5/9/2011	413	Re-Roof	6,700						5/19/2018	MEAS&NOTICE	HS	Hanne S					
									2/3/2009	Meas/Inspect	336	PATRIOT					
									11/30/1999	Inspected	267	PATRIOT					
									11/17/1999	Mailer Sent							
									10/29/1999	Measured	266	PATRIOT					
									9/9/1992		JK						

Sign: VERIFICATION OF VISIT NOT DATA / / /

